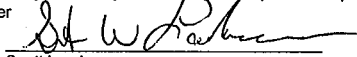
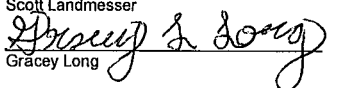


A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. 6. FILE NUMBER: 20230180 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i>			
D. NAME AND ADDRESS OF BUYER: Scott Landmesser and Gracey Long		E. NAME AND ADDRESS OF SELLER: John E. Sabol 752 Forest Lane Pottsville, PA 17901	
G. PROPERTY LOCATION: 752 Forest Lane Pottsville, PA 17901 Schuylkill County, Pennsylvania		F. NAME AND ADDRESS OF LENDER: N/A H. SETTLEMENT AGENT: Dethlefs-Pykosh Law Group, LLC PLACE OF SETTLEMENT: 111 East Market Street Orwigsburg, PA 17961	
		I. SETTLEMENT DATE: January 19, 2024 DISBURSEMENT DATE: January 19, 2024	

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	146,000.00	401. Contract sales price	146,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	3,598.70	403.	
104.		404.	
105.		405.	
<i>Adjustments for items paid by seller in advance</i>		<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. School Taxes 01/19/24-06/30/24	712.51	409. School Taxes 01/19/24-06/30/24	712.51
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	150,311.21	420. GROSS AMOUNT DUE TO SELLER	146,712.51
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	11,735.43
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan ESTIMATED	132,873.37
205.		505. Payoff of second mortgage loan	
206.		506. Dep. retained by Berkshire Hathaway Home	2,000.00
207.		507.	
208.		508.	
209.		509.	
<i>Adjustments for items unpaid by seller</i>		<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes		510. City/Town taxes	
211. County taxes 01/01/24 to 01/19/24	35.69	511. County taxes 01/01/24 to 01/19/24	35.69
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER	2,035.69	520. TOTAL REDUCTION AMOUNT DUE SELLER	146,644.49
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from Buyer (Line 120)	150,311.21	601. Gross amount due to Seller (Line 420)	146,712.51
302. Less amount paid by/for Buyer (Line 220)	(2,035.69)	602. Less reductions due Seller (Line 520)	(146,644.49)
303. CASH FROM BUYER	148,275.52	603. CASH TO SELLER	68.02

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer


 Scott Landmesser

 Gracey Long

Seller



 John E. Sabol

L. SETTLEMENT CHARGES					
700. TOTAL COMMISSION Based on Price	\$	146,000.00	@	6.0000 %	8,760.00
Division of Commission (line 700) as Follows:					
701. \$ 4,380.00	to	Berkshire Hathaway HomeServices Homesale Realty	Less Deposit Retained	2,000.00	
702. \$ 4,380.00	to	RealtyMark Associates			
703. Commission Paid at Settlement					6,760.00
704. See additional 704 items	to		POC 2,000.00	625.00	
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal fee		to			
804. Credit report		to			
805. Lender's inspection fee		to			
806. Mortgage insurance application fee		to			
807. Assumption fee		to			
808.		to			
809.		to			
810.		to			
811.		to			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From 01/19/24 to 02/01/24	@	\$	/day (13 days %)		
902. Mortgage insurance premium	for	month to			
903. Hazard insurance premium	for	year to			
904.	for	year to			
905.		to			
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard insurance	Months	@	\$	per Month	
1002. Mortgage insurance	Months	@	\$	per Month	
1003. City property taxes	Months	@	\$	per Month	
1004. County taxes	Months	@	\$	per Month	
1005. Annual assessments	Months	@	\$	per Month	
1006.	Months	@	\$	per Month	
1007.	Months	@	\$	per Month	
1008.	Months	@	\$	per Month	
1100. TITLE CHARGES					
1101. Settlement or closing fee	to				
1102. Courier fee	to	Dethlefs-Pykosh Law Group, LLC			
1103. Electronic fee	to	Dethlefs-Pykosh Law Group, LLC			
1104. Title insurance binder	to				
1105. Document preparation	to	Dethlefs-Pykosh Law Group, LLC			175.00
1106. Notary fees	to	Paul D. Murphy-Ahles		10.00	
1107. Attorney's fees	to	Dethlefs-Pykosh Law Group, LLC	Bankruptcy Representation		2,000.00
(includes above item numbers:)					
1108. Owner's policy premium	to	Dethlefs-Pykosh Law Group, LLC		1,287.20	
\$1094.12 to Dethlefs-Pykosh Law Group, LLC, \$193.08 to Fidelity National Title Insurance Company					
(includes above item numbers:)					
1109. Lender's coverage					
1110. Owner's coverage	\$ 146,000.00		1,287.20		
1111. Wire fee	to	Dethlefs-Pykosh Law Group, LLC		15.00	
1112. Tax/utility certification	to	Dethlefs-Pykosh Law Group, LLC			50.00
1113.	to				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording fees: Deed	\$ 96.75;	Mortgage		96.75	
1202. City/County tax/stamps: Deed	\$ 1,460.00;	Mortgage		1,460.00	
1203. State tax/stamps: Deed	\$ 1,460.00;	Mortgage			1,460.00
1204. Erecording fee	to	Simplifile		4.75	
1205.	to				
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Notary fee	to	Donna Stinson			25.00
1302. Water service	to	Blythe Township Water Authority		100.00	158.00
1303. Sewer service	to	Schuylkill County Municipal Authority			1,107.43
1304.	to				
1305.	to				
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				3,598.70	11,735.43

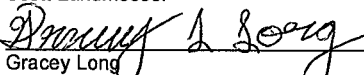
By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

HUD-1, Attachment**Buyer:** Scott Landmesser and Gracey Long**Seller:** John E. Sabol
752 Forest Lane
Pottsville, PA 17901**Lender:****Settlement Agent:** Dethlefs-Pykosh Law Group, LLC
(717) 975-9446**Place of Settlement:** 111 East Market Street
Orwigsburg, PA 17961**Settlement Date:** January 19, 2024**Disbursement Date:** January 19, 2024**Property Location:** 752 Forest Lane
Pottsville, PA 17901
Schuylkill County, Pennsylvania**Payoffs**

Payee/Description	Note/Ref. No.	Buyer	Seller
M&T Bank			132,873.37
Payoff of first mortgage loan	ESTIMATED		
Loan Payoff	0.00		
Total Payoff	132,873.37		



Scott Landmesser

John E. Sabol

Gracey Long

Order Balance Sheet

Buyer: Scott Landmesser and Gracey Long

Seller: John E. Sabol

Lender:

Settlement Agent: Dethlefs-Pykosh Law Group, LLC
(717) 975-9446

Place of Settlement: 111 East Market Street
Orwigsburg, PA 17961

Settlement Date: January 19, 2024

Disbursement Date: January 19, 2024

Property Location: 752 Forest Lane
Pottsville, PA 17901
Schuylkill County, Pennsylvania

INCOMING FUNDS

Scott Landmesser and Gracey Long	CASH FROM BUYER	148,275.52
Number of Receipts: 1	Total Incoming Funds:	148,275.52

DISBURSEMENTS

Berkshire Hathaway HomeServices Homesale Realty		2,380.00
Listing agent commission	4,380.00	
Deposit or earnest money	(2,000.00)	
RealtyMark Associates		5,005.00
Selling agent commission	4,380.00	
Broker fee	625.00	
Dethlefs-Pykosh Law Group, LLC		3,334.12
Document preparation	175.00	
Attorney's fees	2,000.00	
Owner's policy premium	1,094.12	
Wire fee	15.00	
Tax/utility certification	50.00	
Fidelity National Title Insurance Company	Owner's policy premium	193.08
Schuylkill County Recorder of Deeds		3,016.75
Recording fees	86.75	
Recording fees	10.00	
City/County tax/stamps	1,460.00	
State tax/stamps	1,460.00	
Schuylkill County Municipal Authority	Sewer service	1,107.43
Blythe Township Water Authority	Water service	258.00
Simplifile	Erecording fee	4.75
Paul D. Murphy-Ahles	Notary fees	10.00
Donna Stinson	Notary fee	25.00
M&T Bank	Payoff of first mortgage loan	132,873.37
John E. Sabol	CASH TO SELLER	68.02
Number of Disbursements: 12	Total Disbursements:	148,275.52

Incoming Funds less Disbursements: \$0.00

Total Incoming Funds for Order: 148,275.52

Total Disbursements for Order: 148,275.52

Incoming Funds less Disbursements for Order: **\$0.00**